

**Public Forum**  
**Sponsored by Maynard Re-use Task Force**  
**Maynard Public Library, Roosevelt Room**  
**10 a.m.-12:30 p.m., Feb. 28, 2015**

**Present:**

**Task Force Members:**

Sally Bubier	Tim Hess	Rick Lefferts	Lee Ackers
Ken Neuhauser	Jack MacKeen	Vicki Stevens	

**Presenting Forum:**

Angus Jennings, facilitator	Chris Hayes, facilitator	Andrew Scribner-MacLean, Assist. T.A.
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**# People Signed In (not including above): 40**

**I. Welcome** – Sally Bubier welcomed all and introduced task force.

**II. Who's Here** – Angus Jennings did a quick, show-of-hands survey of where people are from (almost all Maynard) and noted a wide variety of ages present.

**III. Background and Context**

**Jack MacKeen** talked about the Coolidge School's history, physical condition, the re-use task force, and the various factors to be considered – costs, parking, playground and sledding hill, etc. His points included:

- We need to ask if Coolidge should be sold for a private use, used both publicly and privately, or have only a public use.
- The task force mission: to find a way to return Coolidge to a productive use that will benefit the town. Task force recommendations due June 30, 2015, to Board of Selectmen.
- Coolidge is structurally a very sound building with foot-thick brick walls on a granite foundation. It has 11,000-12,000 square feet of floor space, not including the unused attic space or the basement.
- The task force is considering the whole property, including the grounds, in its recommendations.
- No decisions have been made or will be made today.
- Coolidge is considered historical, not just old.

**Andrew Scribner-MacLean**, Assist. Town Administrator, talked about Maynard's facilities and capital budget. His points included:

- Maynard has no extra money, so if the town wanted to improve Coolidge we would have to finance it.
- The Maynard Public Library cost \$5 to \$6 million to refurbish.
- Improvements to the Coolidge School are not figured in the town's approximate \$12 million of work now considered needed on town facilities, including water and sewer work and the fire station. Andrew said he expects that figure to grow to \$25 million in the near future.
- The average residential tax bill in Maynard ranks 58<sup>th</sup> in the Commonwealth in cost among towns – about in the middle. Andrew said he thinks Maynard tax bills are a fair price for services given.
- Ten percent of Maynard's operating budget pays for capital and debt service, with almost all going to pay debt.
- The May Town Meeting will be asked to vote on an article to allow the town to dispose of Coolidge. Andrew said this will enable the town to act on the Coolidge right after the task force delivers its recommendation (should the recommendation be to sell the building), rather than wait for another town meeting to act.
- Appraisal of Coolidge has been requested.
- Coolidge eligible for Community Preservation Act funds under Historic Preservation and Affordable Housing.

**IV. Community Needs and Strengths** – Angus and Chris led the audience to list needs and strengths of Maynard. Later in the meeting, the audience voted on what they think the greatest strengths and needs are. Angus will provide those results later to the task force.

**V. Review of Options** – Degrees of preservation and public use were among the options presented to the meeting. Angus will present the results later to the task force. I didn't record them.

**VI. Strengths/Weaknesses/Opportunities/Threats Exercise** – The strengths and weaknesses of Coolidge were listed by the meeting participants as well as opportunities and threats. Angus will also provide results of voting.

**VII. Open House** – Task Force members and Angus divided into four groups so everyone could discuss specific topics regarding the Coolidge. Some points talked about included:

- **Adaptive Reuse** – Rick Lefferts said people were interested in multi-usages of Coolidge and how that might be possible
- **Facilities** – Andrew Scribner-MacLean said he fielded the same question regarding half public/half private use of the building. For example, condos on one floor and a public use on another.

- **Community Needs** – Ken Neuhauser said people discussed open space; community center with a kitchen; an incubator space for developing a business; preserving older buildings; senior housing for senior who want to stay in Maynard.

**VII. Wrap Up and Adjourn** – The public was urged to stay in touch with the task force and attend its meetings. The meeting was adjourned at about 12:30 p.m.

Respectfully submitted,  
Vicki Stevens